



CRITICAL AREA DETERMINATION REPORT

FOR

AVALON BAY – 12TH AVE NW
ISSAQUAH, WA

Wetland Resources, Inc. Project #21079

Prepared By

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1.0 INTRODUCTION

Wetland Resources, Inc. (*WRI*) performed a field assessment on March 2, 2021, and April 27, 2021, at the site located at 1040 12th Ave NW. This 4.05-acre parcel (tax ID 3629300020) is located within the City of Issaquah and northeast of Tibbets Valley Park. This site is further located as part of Section 28, Township 24N, Range 6E, W.M.

1.1 SITE AND PROJECT DESCRIPTION

A large office building and associated parking lot occupy the northern three-quarters of the site and a vegetated drainage corridor occupies the southern quarter. Topography is generally flat in the developed portion and in the vegetated portion is characterized by an elevated roadbed along the southern property boundary and a defined berm near the northern edge of the vegetation. Between the road prism and berm lies a drainage feature..

AvalonBay Communities plans on redeveloping the site from commercial office to multi-family residential. As part of this development activity, the existing improvements will be removed, and a new residential facility will be constructed. The existing vegetated areas will generally remain.



Figure 1 – Aerial view of the subject property.

2.0 REVIEW OF EXISTING INFORMATION

Prior to conducting the site investigation, publicly available resources were reviewed to gather background information. These sources include the USFWS National Wetlands Inventory (NWI), USDA/NRCS Web Soil Survey, Snohomish County PDS Map Portal, WDFW SalmonScape mapping tool, WDFW Priority Habitat and Species (PHS) Interactive Map, and the DNR Forest Practices Application Mapping Tool (DNR-FPAMT).

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory: NWI mapper displays a forested wetland within the vegetated portion of the site.
- USDA/NRCS Web Soil Survey: The Web Soil Survey maps soils on the subject property as a mix of Kitsap silt loam 2 to 8 percent slopes and Sammamish silt loam. Observed soils were mostly consistent with the mapped soil types.
- City of Issaquah Active Projects Map: The Active project map displays a stream downstream of the subject property, flowing northeast after crossing under Newport Way NW. The on-site drainage feature is not identified.
- Issaquah Creek Final Basin and Nonpoint Action Plan (1996): The subject property is identified within the Action Plan as being part of the Tibbetts Creek Basin. No streams are identified within the action plan on or adjacent to the subject property. A stream is documented flowing under Newport Way NW to the northeast of the subject property.
- Washington Department of Fish and Wildlife (WDFW) SalmonScape Interactive Mapping System: SalmonScape does not depict any stream on or near the subject property. The nearest identified feature is located at the intersection of NW Newport Way and Maple Street SW.
- WDFW Priority Habitat and Species (PHS) Interactive Map: The PHS Interactive Map displays the same features depicted by NWI. This feature is identified as a priority wetland habitat, and priority habitat for Big brown bat, Little brown bat, and Townsend's Big-eared bat.
- Washington Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT): FPAMT does not depict any features on or near the subject property.

3.0 CRITICAL AREAS DELINEATION REPORT

3.1 WETLAND DELINEATION METHODOLOGY

Wetland conditions were identified using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual (Final Report; January 1987)*, except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and*

Coast Region (Version 2.0, referred to as 2010 Regional Supplement). Our findings are consistent with these manuals. The following criteria descriptions were used in the wetland boundary determination:

- 1) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2) Examination of the site for hydric soils;
- 3) Determining the presence of wetland hydrology

3.1.1 Hydrophytic Vegetation Criteria

The manuals define hydrophytic vegetation as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. One of the most common indicators for hydrophytic vegetation is when more than 50 percent of a plant community consists of species rated “Facultative” and wetter on lists of plant species that occur in wetlands.

3.1.2 Soils Criteria and Mapped Description

The manuals define hydric soils as those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Field indicators are used for determining whether a given soil meets the definition for hydric soils.

3.1.3 Hydrology Criteria

The 2010 Regional Supplement defines wetland hydrology as “areas that are inundated (flooded or ponded) or the water table is less than or equal to 12 inches below the soil surface for 14 or more consecutive days during the growing season at a minimum frequency of 5 years in 10.” During the early growing season, wetland hydrology determinations are made based on physical observation of surface water, a high water table, or saturation in the upper 12 inches. Outside of the early growing season, wetland hydrology determinations are made based on physical evidence of recent inundation or saturation (i.e., water marks, surface soil cracks, water-stained leaves).

3.2 STREAM DELINEATION METHODOLOGY

The ordinary high water marks (OHWM) of streams and waterbodies were identified using the methodology described in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al. 2016).

3.3 CRITICAL AREA BOUNDARY DETERMINATION FINDINGS/RESULTS

The on-site drainage feature has characteristics of a drainage ditch. The City of Issaquah identified this as a storm drainage feature. No natural source of hydrologic input was observed into the ditch with the exception of a downstream of the subject property. The City of Issaquah defines streams as “*Those areas of the City where surface waters from natural sources such as streams, lakes, groundwater, springs or surface flows produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. Streams also include constructed or channelized streams used to convey water which flowed in a naturally defined channel prior to construction of such*

watercourse. This definition is not meant to include excavated or other entirely artificial watercourses, including irrigation ditches, swales, roadside ditches, canals, storm or surface water runoff devices”. They further define ditches as “A long, narrow human-built excavation that conveys storm water, agricultural runoff or irrigation water that is not identified as a classified or unclassified stream in the Issaquah Creek Final Basin and Nonpoint Action Plan (1996).” This feature is solely a stormwater conveyance that is not depicted in the Issaquah Creek Final Basin Plan as a stream and therefore meets the definition of ditch rather than stream. This is consistent with City comments on the feature.

The storm drainage feature extends from the toe of the Newport Way NW and the on-site berm. During the March 2021 site visit, high storm drainage flows were observed due to significant precipitation events, and water was observed ponded virtually from toe to toe. At the time of the April site visit, this water had receded and areas within the drainage ditch with wetland conditions were observed. The City of Issaquah defines wetlands as *“areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands”*. Based on the constructed nature of the ditch and its artificial source of hydrology (stormwater), this area does not meet the City’s definition of wetland. Approximately 200 feet downstream of the subject property, natural hydrologic inputs in the form of a stream were observed. At this point, the City’s definition of wetland would be met, and associated buffers would be required. These buffers would not impact the subject property.

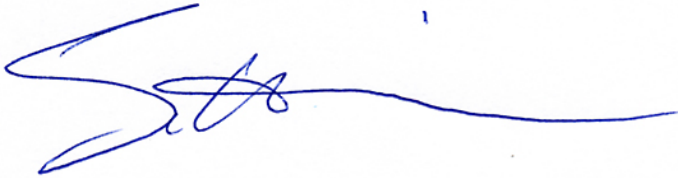
4.0 USE OF THIS REPORT

This Critical Area Determination Report is supplied to AvalonBay Communities Inc, as a means of determining the presence of on-site and nearby critical areas, as required by the City of Issaquah. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

A handwritten signature in blue ink, appearing to read 'S. Brainard', with a long horizontal line extending to the right.

Scott Brainard, PWS
Principal Ecologist

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